

# 2012 Marshall County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Marshall County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Marshall County the average tax bill for all taxpayers increased 1.4%. This tax bill rise was the result of a 3.4% increase in the total levy of all local government units, and a 3.0% increase in certified net assessed value. Agricultural assessments increased, but other gross assessed values declined slightly, which may have been a legacy of the recession. Relatively small changes in most district tax rates caused little change in tax cap credits. Tax cap credits as a percent of the levy fell by only 0.1%, in Marshall County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.4%	\$39,292,085	\$2,485,886,366	1.9%
Change		3.4%	3.0%	-0.1%
2011	3.4%	\$37,992,162	\$2,413,274,591	2.0%

## Homestead Property Taxes

Homestead property taxes were nearly unchanged on average in Marshall County in 2012. Tax rates in two-thirds of Marshall County tax districts decreased, but the county average tax rate rose slightly, by 0.4%. Increases in tax rates in three rural tax districts were quite large. Marshall County's low tax rates meant that few homesteads were eligible for tax cap credits. The percentage of Marshall County homesteads at their tax caps dropped slightly from 6.3% in 2011 to 5.9% in 2012. Marshall County had no local property tax credits in 2012.

## Net Tax Bill Changes - All Property Types

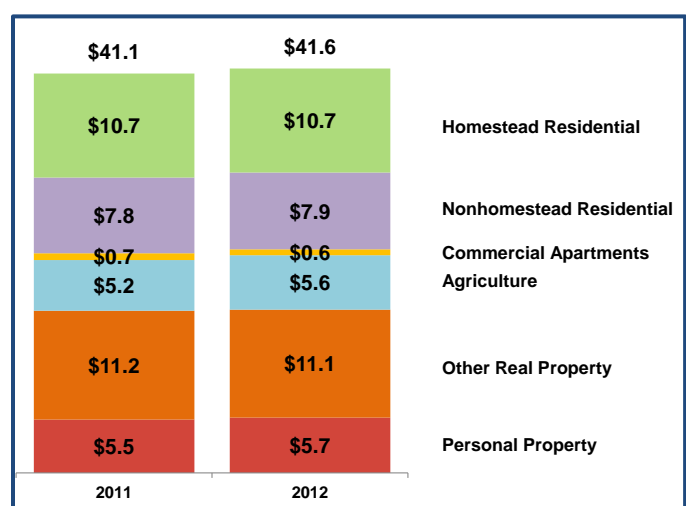
Most of Marshall County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 1.4% in Marshall County in 2012. Net taxes were higher for agriculture, nonhomestead residential property (mostly small rentals and second homes), and personal property. Net taxes were lower for owners of commercial apartments and business real property and almost unchanged for homesteads.

## Comparable Homestead Property Tax Changes in Marshall County

	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	3,172	24.1%
No Change	380	2.9%
Lower Tax Bill	9,593	73.0%
<b>Average Change in Tax Bill</b>	<b>0.0%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	1,342	10.2%
10% to 19%	390	3.0%
1% to 9%	1,440	11.0%
0%	380	2.9%
-1% to -9%	8,533	64.9%
-10% to -19%	789	6.0%
-20% or More	271	2.1%
<b>Total</b>	<b>13,145</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

## Comparison of Net Property Tax by Property Type (In Millions)



## Tax Rates, Levies, and Assessed Values

Property tax rates decreased in two-thirds of Marshall County tax districts. The average tax rate rose by 0.4%, because the levy increase was slightly higher than the net assessed value increase.

Levies in Marshall County increased by 3.4%. The largest levy increase was in Union-North School Corporation, due to increases in its debt service, transportation, and exempt pension debt funds. The town of Culver saw a large increase in its general fund. Center Township's general fund and township assistance fund levies decreased substantially.

Marshall County's total net assessed value increased 1.4% in 2012. Agricultural net assessments rose 10.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.2%. Homestead, other residential, and business gross fell by small amounts. This decline may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$1,724,248,680	\$1,717,979,830	-0.4%	\$737,174,657	\$737,939,687	0.1%
Other Residential	687,911,000	677,035,000	-1.6%	687,011,083	676,063,847	-1.6%
Ag Business/Land	396,949,100	439,180,900	10.6%	396,402,629	437,452,015	10.4%
Business Real/Personal	1,052,053,450	1,049,805,342	-0.2%	786,999,708	791,738,334	0.6%
<b>Total</b>	<b>\$3,861,162,230</b>	<b>\$3,884,001,072</b>	<b>0.6%</b>	<b>\$2,607,588,077</b>	<b>\$2,643,193,883</b>	<b>1.4%</b>

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Marshall County were \$806,533, or 1.9% of the levy. This was less than the state average percentage of the levy of 9.2%, as well as less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Marshall County's tax rates were lower than the state median.

More than half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the towns of Argos and Bourbon and the city of Plymouth, where district tax rates were well above \$2 per \$100 assessed value. The largest dollar losses were in the city of Plymouth, the Plymouth School Corporation, and the county unit.

Tax cap credits decreased slightly in Marshall County in 2012 by \$23,919, or 2.9%. The percentage of the levy lost to credits fell by 0.1%. There were no major changes in state policy to affect tax cap credits in 2012. Marshall County credits decreased slightly, mainly because tax rates fell by small amounts in most tax districts.

Tax Cap Category	2011	2012	Difference	% Change
<b>1%</b>	\$246,250	\$215,219	-\$31,032	-12.6%
<b>2%</b>	562,442	568,154	5,713	1.0%
<b>3%</b>	0	0	0	0.0%
<b>Elderly</b>	21,760	23,160	1,400	6.4%
<b>Total</b>	\$830,452	\$806,533	-\$23,919	-2.9%
<b>% of Levy</b>	2.0%	1.9%		-0.1%

### Marshall County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<b>County Total</b>	<b>58,358,443</b>	<b>37,658,040</b>	<b>37,604,705</b>	<b>37,992,162</b>	<b>39,292,085</b>	<b>-35.5%</b>	<b>-0.1%</b>	<b>1.0%</b>	<b>3.4%</b>
State Unit	65,436	0	0	0	0	-100.0%			
Marshall County	11,208,735	6,607,003	7,013,437	7,263,956	7,492,462	-41.1%	6.2%	3.6%	3.1%
Bourbon Township	92,629	94,601	97,436	97,347	100,307	2.1%	3.0%	-0.1%	3.0%
Center Township	438,353	442,650	457,449	381,733	179,551	1.0%	3.3%	-16.6%	-53.0%
German Township	245,686	250,540	258,527	257,032	264,905	2.0%	3.2%	-0.6%	3.1%
Green Township	45,050	45,972	46,864	47,677	49,285	2.0%	1.9%	1.7%	3.4%
North Township	141,860	141,975	144,786	143,450	147,503	0.1%	2.0%	-0.9%	2.8%
Polk Township	198,326	191,150	193,396	141,092	97,127	-3.6%	1.2%	-27.0%	-31.2%
Tippecanoe Township	64,816	65,380	67,435	68,229	70,226	0.9%	3.1%	1.2%	2.9%
Union Township	218,479	225,574	232,339	235,512	243,742	3.2%	3.0%	1.4%	3.5%
Walnut Township	65,365	67,429	69,622	69,467	82,058	3.2%	3.3%	-0.2%	18.1%
West Township	231,221	230,046	232,997	235,962	230,783	-0.5%	1.3%	1.3%	-2.2%
Plymouth Civil City	5,088,104	5,116,308	5,297,488	5,270,378	5,459,190	0.6%	3.5%	-0.5%	3.6%
Argos Civil Town	548,611	615,032	602,207	623,448	645,665	12.1%	-2.1%	3.5%	3.6%
Bourbon Civil Town	595,118	613,299	632,616	645,642	664,970	3.1%	3.1%	2.1%	3.0%
Bremen Civil Town	1,954,830	2,047,252	2,068,824	2,095,280	2,176,640	4.7%	1.1%	1.3%	3.9%
Culver Civil Town	838,750	875,893	907,818	542,907	957,359	4.4%	3.6%	-40.2%	76.3%
Lapaz Civil Town	90,520	94,033	97,050	99,228	101,898	3.9%	3.2%	2.2%	2.7%
Culver Community School Corp	5,227,510	2,286,626	2,438,802	2,317,702	2,384,348	-56.3%	6.7%	-5.0%	2.9%
Argos Community School Corp	2,570,100	1,184,598	1,470,876	1,352,483	1,352,368	-53.9%	24.2%	-8.0%	0.0%
Bremen Public School Corp	6,161,704	2,979,804	2,989,751	2,869,355	2,870,381	-51.6%	0.3%	-4.0%	0.0%
Plymouth Community School Corp	13,280,153	7,735,583	6,826,355	7,208,139	7,217,039	-41.8%	-11.8%	5.6%	0.1%
Triton School Corp	2,609,758	1,098,281	1,240,193	1,511,599	1,391,575	-57.9%	12.9%	21.9%	-7.9%
John Glenn School Corp	1,786,210	1,146,214	994,886	988,973	1,077,970	-35.8%	-13.2%	-0.6%	9.0%
Union-North United School Corp	2,297,006	1,072,166	713,003	1,122,733	1,591,233	-53.3%	-33.5%	57.5%	41.7%
Argos Public Library	127,049	174,291	177,177	176,896	144,323	37.2%	1.7%	-0.2%	-18.4%
Bourbon Public Library	82,997	101,601	103,471	103,424	111,604	22.4%	1.8%	0.0%	7.9%
Bremen Public Library	491,517	512,259	528,544	386,298	408,000	4.2%	3.2%	-26.9%	5.6%
Culver Public Library	445,077	449,043	462,562	466,273	467,772	0.9%	3.0%	0.8%	0.3%
Plymouth Public Library	912,992	950,072	985,795	1,011,727	1,045,811	4.1%	3.8%	2.6%	3.4%
Marshall County Solid Waste Mgmt Dist	234,481	243,365	252,999	258,220	265,990	3.8%	4.0%	2.1%	3.0%
Plymouth City Redevelopment Comm	0	0	0	0	0				
Bremen Town Redevelopment Comm	0	0	0	0	0				

### Marshall County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			COIT LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
50001	Bourbon Township	1.2545	--	--	--	--	--	--	1.2545
50002	Bourbon (Bourbon)	2.7354	--	--	--	--	--	--	2.7354
50005	German Township	1.2241	--	--	--	--	--	--	1.2241
50006	Bremen (German)	2.3280	--	--	--	--	--	--	2.3280
50007	Green Township	1.4097	--	--	--	--	--	--	1.4097
50008	Argos-Green	2.9000	--	--	--	--	--	--	2.9000
50009	North Township	1.4588	--	--	--	--	--	--	1.4588
50010	Lapaz (North)	1.9704	--	--	--	--	--	--	1.9704
50011	Polk Township	1.3308	--	--	--	--	--	--	1.3308
50012	Tippecanoe Township	1.1817	--	--	--	--	--	--	1.1817
50013	Union Township	0.8263	--	--	--	--	--	--	0.8263
50014	Culver (Union)	1.3591	--	--	--	--	--	--	1.3591
50015	Walnut Township	1.4283	--	--	--	--	--	--	1.4283
50016	Argos-Walnut	2.9146	--	--	--	--	--	--	2.9146
50017	West Township	1.3965	--	--	--	--	--	--	1.3965
50018	Center Township	1.3538	--	--	--	--	--	--	1.3538
50019	Plymouth (Center)	2.5448	--	--	--	--	--	--	2.5448
50020	Ply-West	2.5448	--	--	--	--	--	--	2.5448

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Marshall County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	215,047	560,873	0	23,160	799,080	39,292,085	2.0%
<i>TIF Total</i>	172	7,281	0	0	7,453	2,352,039	0.3%
<i>County Total</i>	215,219	568,154	0	23,160	806,533	41,644,124	1.9%
Marshall County	25,982	65,619	0	4,210	95,811	7,492,462	1.3%
Bourbon Township	147	735	0	8	890	100,307	0.9%
Center Township	44	0	0	52	96	179,551	0.1%
German Township	38	0	0	61	99	264,905	0.0%
Green Township	9	5	0	29	43	49,285	0.1%
North Township	0	0	0	648	648	147,503	0.4%
Polk Township	0	0	0	26	26	97,127	0.0%
Tippecanoe Township	0	0	0	0	0	70,226	0.0%
Union Township	0	0	0	34	34	243,742	0.0%
Walnut Township	124	589	0	16	728	82,058	0.9%
West Township	18	0	0	64	82	230,783	0.0%
Plymouth Civil City	60,273	181,191	0	2,572	244,036	5,459,190	4.5%
Argos Civil Town	8,490	35,478	0	438	44,406	645,665	6.9%
Bourbon Civil Town	7,523	37,702	0	352	45,577	664,970	6.9%
Bremen Civil Town	33,382	34,231	0	674	68,287	2,176,640	3.1%
Culver Civil Town	0	0	0	1,151	1,151	957,359	0.1%
Lapaz Civil Town	0	0	0	42	42	101,898	0.0%
Culver Community School Corp	0	0	0	866	866	2,384,348	0.0%
Argos Community School Corp	4,841	20,231	0	574	25,645	1,352,368	1.9%
Bremen Public School Corp	19,378	19,634	0	763	39,775	2,870,381	1.4%
Plymouth Community School Corp	40,657	120,403	0	2,734	163,794	7,217,039	2.3%
Triton School Corp	3,630	18,192	0	181	22,003	1,391,575	1.6%
John Glenn School Corp	0	0	0	285	285	1,077,970	0.0%
Union-North United School Corp	0	0	0	6,474	6,474	1,591,233	0.4%
Argos Public Library	517	2,159	0	61	2,737	144,323	1.9%
Bourbon Public Library	426	2,136	0	21	2,584	111,604	2.3%
Bremen Public Library	2,754	2,791	0	108	5,654	408,000	1.4%
Culver Public Library	0	0	0	170	170	467,772	0.0%
Plymouth Public Library	5,891	17,447	0	396	23,735	1,045,811	2.3%
Marshall County Solid Waste Mgmt Dist	922	2,330	0	149	3,401	265,990	1.3%
Plymouth City Redevelopment Comm	0	0	0	0	0	0	
Bremen Town Redevelopment Comm	0	0	0	0	0	0	
TIF - Bremen 006	0	2,314	0	0	2,314	689,372	0.3%
TIF - Argos Green 008	0	82	0	0	82	21,346	0.4%
TIF - Union 013	0	0	0	0	0	331	0.0%
TIF - Culver 014	0	0	0	0	0	396,463	0.0%
TIF - Plymouth (Center) 019	172	4,885	0	0	5,057	870,320	0.6%
TIF - Plymouth West 020	0	0	0	0	0	374,205	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.